



Marsworth Drive

Kingsbrook | Aylesbury | Buckinghamshire | HP22 7BG



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Williams Properties are delighted to welcome to the market this superb four bedroom detached family home situated on the exclusive Kingsbrook development in Aylesbury. The property is in great order throughout and consists of a living room, kitchen, downstairs WC, utility, four bedrooms, en-suite and family bathroom. Outside there is a low maintenance garden, garage & driveway parking. Viewing comes highly recommended on this lovely home.

Offers in excess of £575,000

- New & Exciting Development
- Four Bedroom Detached House
- Garage & Driveway Parking
- En Suite & Family Bathroom
- Enclosed Rear Garden
- Great Order Throughout
- Close To Schools & Amenities
- Ideal Family Home

Kingsbrook

Kingsbrook is a new and exciting development on the South East side of the town centre and offers good access to the A418 towards Milton Keynes and the A41 towards Tring and London. The area has a popular primary school and family facilities including a children's play areas, and nearby there is a doctors surgery and a choice of shopping including Tesco Express, Lidl and a Sainsbury Local. There is also regular bus services into and around the town centre. Primary & Junior School – Broughton & Secondary Schools – The Grange & Aylesbury Grammar Schools

Council Tax

Band E

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hall

Enter through the front door into the entrance hall with doors to the living room, kitchen, wc and cupboard. Stairs rise to the first floor.

WC

Comprising of a low level wc, hand wash basin and radiator.



There is a popular primary school, children's play area, public house and a doctor's surgery nearby. There is also regular bus services into and around the town centre. The development is 1.7 Miles from Aylesbury bus & train station with the property being a short walk from picturesque canals with the development being 60% wild-life friendly green space.



Living Room

Living room consists of a bay window to the front aspect, French doors to the rear garden, wood effect flooring, radiators, light fittings to ceiling and space for a sofa suite and other furniture.

Kitchen

Kitchen comprises a range of wall and base mounted units with worktops, inset sink bowl unit with mixer tap and window over, inset gas hob, splashback and extractor fan, integrated double oven, fridge/freezer and dishwasher. Under cabinet lighting, wood effect flooring, radiator, storage cupboard and doors leading out to the rear garden. Space for a dining table set.

Utility

Utility consists of base mounted units with worktops, space and plumbing for washing machine, wall mounted boiler, window and door leading out to the side of the property.

First Floor

Doors to all bedrooms and bathroom. Airing cupboard and loft access.

Master Bedroom & En Suite

Bedroom consists of a window to the rear aspect, carpet laid to floor, light fitting to ceiling, radiator and space for a double bed and other furniture. En suite comprises a low level wc, hand wash basin, enclosed shower cubicle, heated towel rail and a frosted window.

Bedroom

Bedroom consists of a window to the front aspect, carpet laid to floor, light fitting to ceiling, radiator and space for a double bed and other furniture.

Bedroom

Bedroom consists of a window to the rear aspect, carpet laid to floor, light fitting to ceiling, radiator and space for a double bed and other furniture.

Bedroom

Bedroom consists of a window to the front aspect, carpet laid to floor, light fitting to ceiling, radiator and space for a single bed and other furniture.

Family Bathroom

Bathroom comprises an enclosed shower cubicle, low level wc, hand wash basin, panelled bathtub, tiling to splash sensitive areas, heated towel rail and a frosted window.

Rear Garden

Enclosed rear garden with a paved patio leading to an area of lawn laid, gated access to the side.

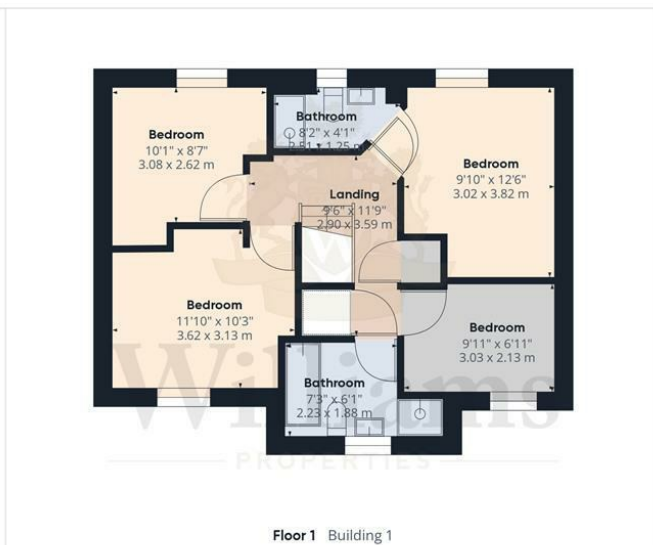
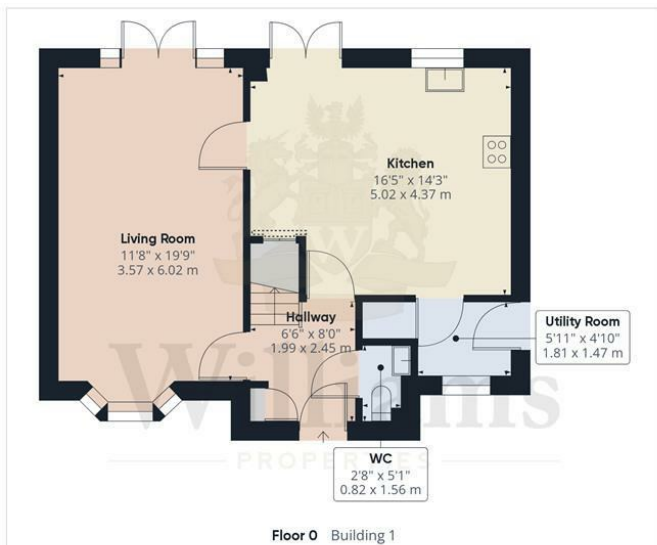
Garage & Parking

Garage with up and over door, light and power supply. Block paved driveway with space for two vehicles.

Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		84	93	(82 plus) A	
(81-91) B				(61-81) B	
(69-80) C				(50-60) C	
(55-68) D				(39-49) D	
(39-54) E				(29-38) E	
(21-38) F				(11-28) F	
(1-20) G				(1-10) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
 1353.04 ft²
 125.7 m²

Reduced headroom
 1.13 ft²
 0.11 m²

(1) Excluding balconies and terraces.

(2) Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.